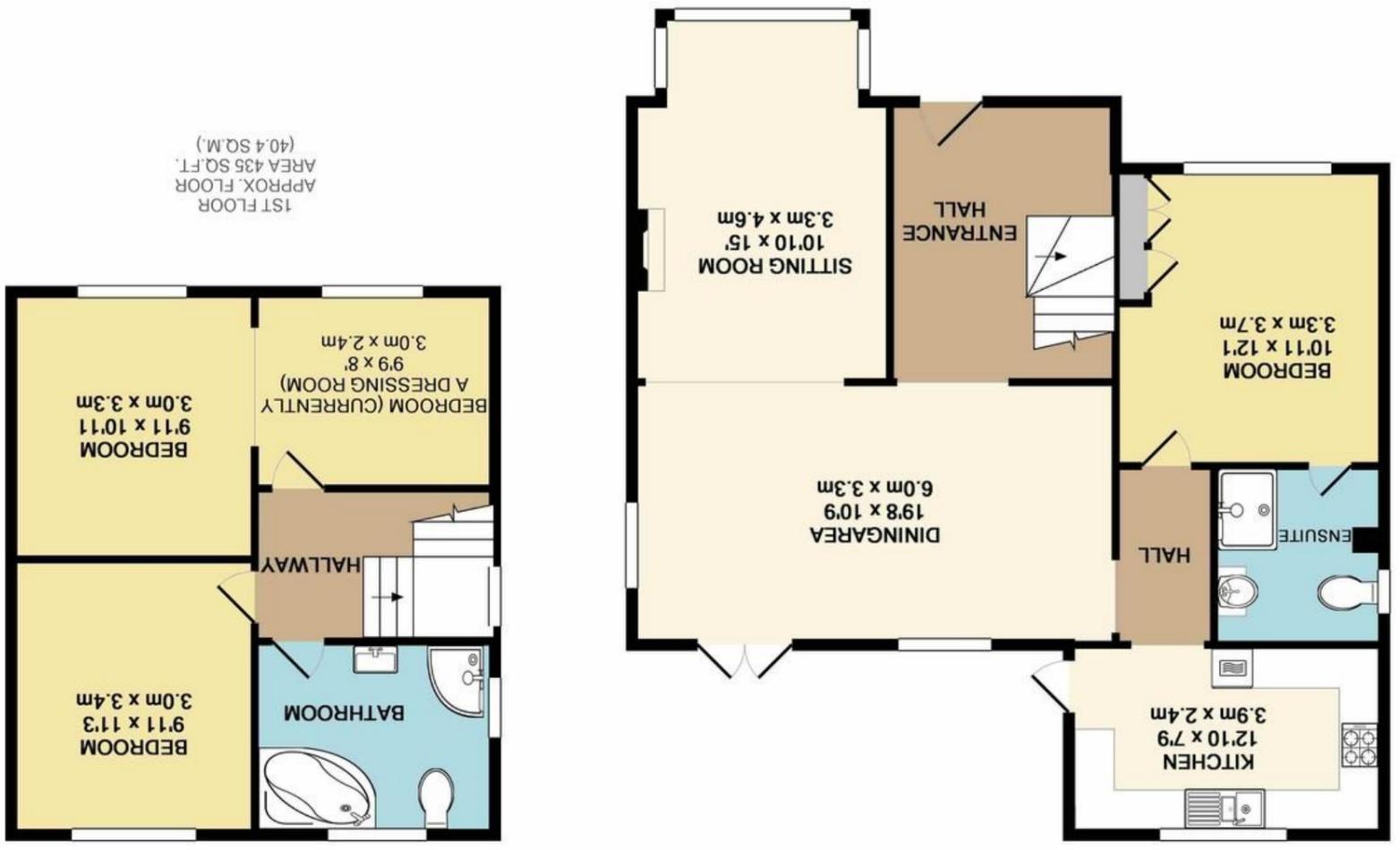


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

27 CHALFONT CLOSE, TROWBRIDGE
TOTAL APPROX. FLOOR AREA 1210 SQ.FT. (112.4 SQ.M.)
Schematic Diagram only - Not to scale
Made with Metropix ©2018

GROUND FLOOR
APPROX. FLOOR
AREA 774 SQ.FT.
(71.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)



27 Chalfont Close, Trowbridge, Wiltshire, BA14 9TE

DAVID
INGRAM
RESIDENTIAL SALES

27 Chalfont Close, Trowbridge, Wiltshire, BA14 9TE

- Three first floor bedrooms (one currently configured as a dressing room)
- Light and airy open plan living space
- Good sized garden
- Fields to the rear and green to the side
- Ground floor bedroom with en suite
- Modern kitchen and spacious bathroom
- Off street parking
- NO ONWARD CHAIN

£315,000

Situation and Description

An extended detached house which offers versatile accommodation including a ground floor bedroom with en suite shower room. The property is idyllically situated with fields to the rear and a green to the side in a sought after cul de sac on the Walwayne Court/Broadmead estate.

The property offers an excellent level of accommodation over two floors and comprises spacious entrance hall, L-shaped open plan sitting/dining room with bay window to front and French doors opening onto the rear garden, kitchen with modern units, ground floor bedroom with en suite shower room, three first floor bedrooms (bedroom 3 is currently configured as a dressing room which is knocked through to bedroom 1) and a good sized bathroom with four piece white suite.

Front

Easily maintainable garden with ornamental bushes and small trees. Gated access to the side leading to the rear.

Rear

Good sized predominately paved patio garden which is arranged over two levels with numerous ornamental bushes to the side. The garden enjoys a good deal of privacy and is well enclosed by fencing.

Parking

The attached garage has been converted and there is ample driveway in front for numerous vehicles.

The property is neutrally decorated throughout and further benefits from uPVC double glazing, gas central heating and NO ONWARD CHAIN.

Chalfont Close is a small cul de sac situated off Sherbourne Road which forms part of the Walwayne Court/Broadmead estate on the Bradford on Avon side of Trowbridge. The development is extremely sought after and offers easy access to open countryside, a number of junior and senior schools, the town centre, train station and various leisure amenities.

EPC Rating - D



Directions

Leave Trowbridge on Bradford Road and turn left at roundabout after Travis Perkins Builders Merchants onto Brook Road. Proceed past the school and turn right onto Sherbourne Road, then left into Chalfont Close where the property can be found at the head of the cul de sac.